FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
10-MAUVE AREA, G-10/4
ISLAMABAD

MINUTES OF THE 132ND MEETING OF EXECUTIVE COMMITTEE / BOARD OF DIRECTORS

Date of meeting:	January 8, 2015
Time of meeting:	0900 hours
Location of meeting:	Committee Room, FGE Housing Foundation, Islamabad

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
10-MAUVE AREA, G-10/4
ISLAMABAD
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No.11(4)/2008-HF(A)/132 23rd January, 2015

Subject: **132ND MEETING OF THE EXECUTIVE COMMITTEE / BOARD OF DIRECTORS OF FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 08-01-2015**

The 132nd meeting of the Executive Committee/Board of Directors of Federal Government Employees Housing Foundation was held on **08-01-2015 at 0900 hours** in the Committee Room of Federal Government Employees Housing Foundation, Islamabad.

2. The minutes of the said meeting are enclosed for kind information / record.

Encl: As above

(Dr. Muhammad Iqbal Khan Durrani)
Company Secretary / Director (Admn)
Tel: 051-9106063

1. Mr. Shahrukh Arbab,
Chief Executive / Secretary,
M/o Housing & Works, Islamabad.
2. Mr. Fazal Abbas Maken,
Additional Secretary-I,
Ministry of Interior, Islamabad.
3. Mr. Maroof Afzal,
Chairman,
Capital Development Authority,
Islamabad.
4. Mr. Zulfiqar Haider,
Chief Commissioner,
ICT, Islamabad.
5. Mr. Shahrukh Nusrat,
Managing Director,
PHA Foundation,
Islamabad.
6. Mr. Ruhail Muhammad Baloch,
Financial Advisor,
M/o Housing & Works,
Islamabad.
7. Mr. Jamil Ahmed Khan,
Joint Secretary,
M/o Housing & Works,
Islamabad
8. Mr. Ata-ul-Haque Akhar,
Director General,
Pak, PWD,
Islamabad.
9. Mr. Muhammad Irfan,
Director General,
National Housing Authority,
Islamabad.
10. Mr. Faqir Hussain,
Joint Engineering Advisor,
Pak. PWD,
Islamabad.
11. Mr. Iftikharuddin Ahmed,
Joint Secretary,
Cabinet Division, Islamabad.
12. Mr. Iqbal Bhatti,
Managing Director,
National Construction Limited,
Islamabad.
13. Mr. A. R. Zaidi
Chief Finance and Accounts Officer,
M/o Housing & Works, Islamabad

CC: 1. P.S. to Director General, FGE Housing Foundation, Islamabad.
2. All Directors, FGE Housing Foundation, Islamabad.

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
10-MAUVE AREA, G-10/4
ISLAMABAD
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Subject: **MINUTES OF THE 132nd MEETING OF THE EXECUTIVE COMMITTEE / BOARD OF DIRECTORS OF FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION (FGEHF), HELD ON 08-01-2015 AT 09:00 A.M.**

The 132nd meeting of the Executive Committee /Board of Directors, of Federal Government Employees Housing Foundation, was held on 08-01-2015 at 09:00 am, in the Committee Room of the Federal Government Employees Housing Foundation, Islamabad. The meeting was chaired by Mr. Shahrukh Arbab, Secretary Housing & Works / Chief Executive, FGE Housing Foundation, Islamabad. List of participants is annexed.

2. Proceedings of the meeting commenced with the recitation from the Holy Quran. Chairman and Director General, FGEHF welcomed the participants.

3. Agenda items discussed in the meeting and decisions taken are reproduced below:-

Agenda Item No – 1:

CONFIRMATION OF THE MINUTES OF 131st MEETING OF THE EXECUTIVE COMMITTEE / BOARD OF DIRECTORS OF FGE HOUSING FOUNDATION HELD ON 25-06-2015

4. The Director General, FG Employees Housing Foundation briefed the participants about proceedings in the previous meeting of the Executive Committee. The Executive Committee went through the contents of the Minutes and

unanimously confirmed the Minutes of 131st Executive Committee / Board of Directors meeting.

Decision:

Minutes of 131st meeting of Executive Committee, were unanimously endorsed and approved by the Executive Committee.

Agenda Item No – 2:

HOUSING SCHEME FOR FEDERAL GOVERNMENT EMPLOYEES (PHASE-VI) AT BHARA KAHU, ISLAMABAD

(i) **Payment of remaining amount of raw land**

(ii) **Signing of Contract Agreement for Infrastructure development and preparing of BOQs for the Project**

(iii) **Issuance of provisional offer letters of allotment**

5. Director General, FGEHF apprised the Executive Committee about the ongoing efforts including status of litigation in the superior courts, to resolve the long outstanding issue of Bhara Kahu Housing Scheme, which had caused considerable anxiety amongst prospective allottees of Bhara Kahu Housing Scheme. Director General briefed in detail the context and current status of ongoing litigation between M/s Green Tree (Pvt.) Ltd. and the FGEHF and apprised the participants that Islamabad High Court has dismissed a Writ Petition challenging acquisition of land in Zone-IV. It was apprised that vide judgment dated 31.12.2014, Islamabad High Court had clearly ordered that the FGEHF can acquire the land through ICT and Housing Scheme can be launched in Zone-IV as per amended zoning regulation.

6. Director General apprised the participants that M/S Green Tree were reluctant to comply with the decision of erstwhile 129th Executive Committee Meeting whereby measurable targets had been specified pursuant to Supreme Court

Judgment dated: 27-02-2013 mandating therein that remaining payment of land be clubbed with measurable targets, notwithstanding the fact that they received payment of Rs.121.125 million, against the first measurable target. Director General further apprised that in continuation thereof, a high level committee consisting of Secretary Establishment Division and IG Motorways was constituted pursuant to decision of 131st Executive Committee meeting to resolve the matter. However, M/S Green Tree were reluctant to comply with the solution offered by the Committee. DG further informed the participants that Supreme Court vide order dated 27-2-13 had also explicitly directed that there shall be no escalation in cost of the project and M/S Green Tree had also furnished an undertaking in the Supreme Court to such effect. However, vide tentative BOQs submitted afresh by M/S Green Tree, the cost of the project had been indicated as Rs 2.99 billion whereas the erstwhile Travelling Draft furnished by M/S Green Tree indicated overall cost of the project as Rs 2.118 billion. DG further informed that M/S NESPAK had been engaged as consultant to ratify the BOQs prepared by M/S Designmen; consultant on behalf of M/S Green Tree.

7. An important technical aspect of extensive level difference of project site/terrain, was brought into the notice of Executive Committee. M/s NESPAK, the consultant on behalf of FGEHF, made a detailed presentation indicating therein that the requisite number of plots i.e. 3253 as envisaged in the approved LOP by CDA, was technically not possible. M/s NESPAK briefed that they have conducted the survey of the Bhara Kahu Housing Project site and have found steep level difference all over the site. They further briefed that the lay out plan had not been prepared taking into account the contours of terrain and had been prepared without carrying out extensive topographic survey. It was briefed that as per their assessment, the project site could face a deficiency of upto 786 plots which would require additional 462 kanals of land to meet the deficiency. On a question as to whether a joint visit had been conducted by both the consultants i.e. M/s NESPAK and M/s Designmen, consultant on behalf of Green Tree (Pvt.) Ltd. to resolve issue, Director General apprised that M/s Green Tree (Pvt.) Ltd. had even declined to conduct joint visits of site.

8. M/s Green Tree (Pvt.) Ltd. were invited to present their point of view before the Committee. M/s Green Tree (Pvt.) Ltd took stance during the meeting that M/s NESPAK's report held no ground being stranger to the agreement between the

Foundation and M/s Green Tree (Pvt.) Ltd. M/S Green Tree also did not respond meaningfully to complying with Clause 13 of agreement dated 01-04-2009 read with their concise statement furnished in the Supreme Court, which explicitly stipulated that in the event of any shortfall in land, M/S Green Tree shall be under obligation to provide the requisite land, free of cost.

9. After hearing the both parties, the Executive Committee observed that as per agreement, M/s Green Tree (Pvt.) Ltd. were bound to provide atleast 55% useable area for developed plots. Further, it was the responsibility of M/s Green Tree (Pvt.) Ltd. to make the lay out plan workable and get it approved from the CDA. It was observed that the layout plan appeared to have been designed without taking into consideration of topographical features of the landscape. The Committee was of the unanimous view that M/s Green Tree (Pvt.) Ltd. had failed to provide services as per agreement dated 1-4-09 and had failed to satisfy legitimate concerns of FGEHF.

10. DG further requested for grant of approval for issuance of Provisional Allotment Letters to the prospective allottees as it would not only reassure the allottees but shall also strengthen legal position of the Housing Foundation and strengthen the cash flow position of the Foundation.

Decisions:

i) Legal notice be served to M/S Green Tree (Pvt.) Ltd. for failure to provide services as per spirit of Agreement The case at judicial forum be pursued vigorously, if need arose, to protect the interest of prospective allottees of Housing Foundation. An application for speedy hearing be filed in the court, in need arose.

ii) Partial number of Provisional Allotment Letters of the plots be issued in each category.

Agenda Item No – 3:

ACQUISITION OF SECTOR F-14

11. Director General, Housing Foundation briefed the Executive Committee that earlier, two summaries were moved for acquisition of Sector F-14, however, were not agreed by the Cabinet Division due to certain observations by CDA.

12. DG further informed that in continuation thereof, a joint committee was constituted, in consultation with the Chairman CDA on 08-04-2014 to examine the request of the FGEHF and make necessary recommendations for allotment of sector/land to FGEHF. Subsequently, it was decided in the meeting held under the chairmanship of Secretary Housing and attended by the Chairman CDA, dated 16-09-2014 that a proposal on the basis of mutual collaboration should be initiated. In this regard, Housing Foundation prepared a proposal/ letter of intent and shred the same with CDA on 22-09-2014. The same decision was reiterated in a meeting held on 27-11-2014, under the chairmanship of Secretary Housing and attended by the Chairman CDA. Accordingly, a summary had been forwarded to the Prime Minister's Office addressing all erstwhile observations of CDA, whereby it had bean proposed that the scheme would be launched in mutual collaboration with CDA and proceeds from commercial areas would be shared between FGEHF and CDA. The Chairman CDA endorsed the proposal and agreed that on approval of the summary, FGEHF and CDA will sit together and work on the formula for apportionment of proceeds from the commercial areas. The Director General, FGEHF sought approval of the Executive Committee for confirmation of the summary.

Decision:

The Executive Committee accorded approval of initiation of summary for acquisition of Sector F-14, and to work on formula for apportionment of proceeds from the commercial areas on mutual collaboration basis with CDA, consequent upon approval of the summary.

Agenda Item No – 4:

ISLAMABAD NEW CITY PROJECT (INCP)

13. The Director General, FGEHF apprised the Executive Committee about the agenda item and explained that with the approval of the Chief Executive, a

Revival Plan in respect of Islamabad New City Project, had been submitted by FGEHF, before the Company Judge Lahore High Court conducting liquidation proceedings. It was apprised that Housing Foundation had proposed that it was prepared to all the assets and clear all outstanding liabilities of Islamabad New City Project. The Hon. Lahore High Court entertained the request of the Housing Foundation and directed liquidator to intimate the liabilities to the Housing Foundation for submission of revival plan alongwith detail of assets.

14. It was informed that following submissions had been made by the Housing Foundation, before the Company Judge:

i. In so far as claims of the legitimate and bona fide claimants from amongst the general public are concerned, the Housing Foundation is prepared to clear all liabilities in lieu of transfer of title of land and delivery of possession of available land, alongwith any other movable or immovable assets, in the name of Federal Government Employees Housing Foundation. The payment of principle amount of Rs.90 million can be made in the manner prescribed by the court including inter-alia cheque, bank draft, or pay order in the name of Provisional Managers subject to satisfactory transfer of title of 14362 kanals of land and assumption of possession. Further, the Housing Foundation can even furnish 10% of principle amount in advance, as a gesture of good will. As for the interest rate if any, the Housing Foundation leaves it to the Honourable Court to determine the quantum of interest with the solemn commitment that the same shall be paid to the legitimate claimants, in the manner and within the time frame prescribed by the Honourable Court.

ii. In so far as the claim of State Life Insurance Corporation amounting to Rs.210 million (principle amount) is concerned, the Housing Foundation is prepared to clear the principle amount. In this regard it is further submitted that the Housing Foundation is in liaison with the management of State Life Insurance Corporation in order to explore the possibility of waiving off the interest amount and secure an NOC from State Life Insurance Corporation to this effect. The outcome of the proceedings shall be intimated to the Honourable Court.

iii. As for the claim of M/s Asif Enterprises, the Housing Foundation leaves it to the Honourable Court to judiciously adjudicate upon the merits of the same and direct the Housing Foundation to satisfy legitimate claims of Asif Enterprises / Respondents accordingly, after due satisfaction.

15. Director General, Housing Foundation submitted that revenue record had to be examined threadbare to develop a feasibility of the project. Chief

Commissioner agreed to extend full support in this regard and recommended that that a cell may be established in the Chief Commissioner's office. In this regard, FGEHF and ICT administration were advised to hold a meeting to further make headway on the project.

Decision:

The Executive Committee approved the strategy adopted by the Housing Foundation with the directions to FGEHF and ICT Administration to collaborate with each other and make the revival plan in respect of Islamabad New City Project a viable option.

Agenda Item No – 5:

LAND BANK FOR FUTURE HOUSING SCHEMES

16. Director General, FGEHF informed the Executive Committee that on a summary for resumption of Membership Drive, the Cabinet Division had asked the FGEHF to consolidate its land bank in order to accommodate present 33000 registered members and prospective members of the Foundation.

17. Director General briefed the house on the decision taken by the Committee in its previous meeting held on 25-06-2014 regarding future schemes/ projects. The Committee was briefed in this regard that the Committee had already accorded approval to explore the option of creation of sufficient land bank in Lahore, in collaboration of PCBL. The Chair observed that there was an imminent need to diversify the land bank. Chair stressed to explore all areas in Islamabad to identify feasible land for FGEHF projects in collaboration with CDA, ICT and private land owners especially in areas like Park Road, Shah Allah Ditta, Simly Dam Road and on the GT road at convenient distance from Islamabad e.g. in the precincts of Burhan and Ghazi. The Chairman CDA proposed that suitable land in Zone-IV and Zone V, should be particularly explored.

18. The Committee observed that the Housing Foundation should propose such schemes/land only after proper feasibility report of the project through a proper survey and in consultation with the present/prospective members. The Committee further agreed that Foundation may explore the options to expand the scope of its projects through inclusion of autonomous bodies and respective Provincial Government Employees where the project is located as the Memorandum of Article of Association of the Foundation does not put any bar on such arrangement. In this regard, the example of G+14 high rise apartments was cited and endorsed. The Committee also further agreed that proceeds from auction of commercial areas in such future schemes should be utilized to subsidize the cost of the residential plots in those schemes.

Decision:

i) ***It was unanimously decided to accord approval in principle to create sufficient land bank for FGEHF projects, as under:***

   a. ***In feasible areas of Islamabad in collaboration with CDA, ICT as well as from private land owners especially in areas like Park Road, Shah Allah Ditta, Simly Dam and Zone-IV & V. Such land must be identified after a proper feasibility report of the project through an extensive/exhaustive survey and in consultation with the present/prospective members.***

   b. ***Along the GT Road/Motorway at a convenient distance towards Peshawar, preferably in close proximity of Burhan.***

ii) ***FGEHF should explore the options to expand the scope of its activities through inclusion of autonomous bodies and respective Provincial Government Employees where the project is likely to be located.***

Agenda Item No – 6:

DEVELOPMENT OF COMMERCIAL AREA (MARKAZ) OF SECTOR G-13 AND MAUVE AREA OF G-13 AND G-14/4

19. Director General, Housing Foundation briefed the Executive Committee that land falling in Markaz G-13 and Mauve areas of G-13 and G-14/4, owned by the Foundation, is extremely precious. It was further explained that the area will be a hub of business activities in near future especially after formal inauguration of Islamabad New Airport and a number of foreign and domestic companies have shown interest in development of this area.

20. Housing Foundation submitted following proposals:

a. CDA should be approached:
   1. For grant of approval of FAR enhancement for Sector G-13 Markaz as well as Mauve Area.
   2. To accord permission for change in land use/utilization in respect of Mauve Area, in order to permit construction of official as well as commercial buildings.

b. Housing Foundation should explore all options to meaningfully engage interested international / national agencies of reputation, including engagement through EPC or JV or any other suitable mode, including the option of Single Source Bidding consequent upon approval from competent authority.

c. Housing Foundation may engage:
   1. The services of a marketing company through competitive process, for optimum utilization and disposal of Markaz G-13, Mauve Area G-13, IT&T Centre G-13 Markaz and Mauve Area G-14/4.
   2. The services of professional evaluator for determining of reserved price & fair approximation of revenue from auction of commercial area.

21. Chairman CDA pointed out that CDA is in process of expansion of Kashmir Highway which may be considered before development of any proposal of high rise structure on Mauve Area. Further, the height of buildings in G-13 Markaz may be proposed keeping in view privacy of the local residents. The Chairman asked FGEHF to take the recommendations into account while submitting its proposals.

Decision:

Executive Committee accorded unanimous approval of the proposals contained in para 20 above for development of commercial area in G-13 Markaz, IT&T Area G-13 Markaz and Mauve Area of G-13 and G-14/4.

Agenda Item No – 7:

G+14 STOREY APARTMENTS SCHEME (LIFESTYLE RESIDENCY), SECTOR G-13, ISLAMABAD

22. Director General (Housing Foundation) explained in detail before the Executive Committee about the agenda item. It was apprised that M/s Progressive Motels and Resorts (Pvt.) Ltd. was selected as JV partner and a Joint Venture company named EHFPRO (Pvt.) Ltd. was formed and registered with SECP on 24-05.2010.

23. DG further briefed that FGE Housing Foundation is vigorously pursuing approval of the layout plan of the project by CDA by meeting their all requirements regarding layout plan, design plan and have also paid their required fee. It was apprised that a meeting was held between Chairman CDA and the Secretary H&W / Chief Executive, FGEHF on 16-09-2014 wherein it was decided that:

i. Housing Foundation to come up with complete water feasibility report for provision of water on sustainable basis in the next meeting.

ii. Provision of Buffer zone between Grid Station and Apartments may be incorporated in the layout plan of High Rise apartments for safety purpose

24. It was clarified that in continuation thereof, Housing Foundation had issued an advertisement on 30-12-2014 for engaging the services of hydrologist/consultant for preparation of feasibility report and development of strategy to address water requirements to the tune of 1 million gallons per day.

25. DG further apprised that M/s Progressive (Pvt.) Ltd. had shut down the site office in G-13 instead of responding to the request of the Housing Foundation to pay outstanding amount amounting to Rs.50 million as per Arbitration Award dated 20-10-2012. Under the circumstances, Housing Foundation had assumed possession of the project site office in G-13 and deployed its personnel there at the project site/marketing office and had also declared the site office as inquiry/complaint office for Sector G-13 and G-14.

26. The Executive Committee inquired as to whether the arbitration clause had been invoked, Director General, FGEHF affirmed that arbitration clause had already been invoked and M/S progressive had failed to comply with the directions of arbitrator. It was clarified that in view thereof, fresh arbitration is unwarranted and therefore, Housing Foundation reserves the right to explore all options including winding up of the JV company i.e. M/s EHFPRO (Pvt.) Ltd.

27. The Committee further inquired as to whether the interest and assets of the Foundation in respect of the project were secure in the event JV company were to be liquidated i.e. M/s EHFPRO is liquidated. Director Finance briefed the Committee that the procedure for liquidation of the JV firm is prescribed in its Memorandum of Article of Association of M/S EHFPRO. He further briefed that Clause-4.1 of the Agreement between FGEHF and M/s Progressive Ltd. envisaged equal (50/50) distribution of assets & liabilities and Housing Foundation would be in a safe position of having assets of approximately Rs.180 million i.e. Rs.100 million as payment made to consultant M/S Engineering Associates and Rs.80 million as FAR & other fee, even in the event M/S progressive were to be paid 50% amount of project cost as a consequence of liquidation proceedings.

Decisions:

The Executive Committee approved the strategy adopted by the Housing Foundation. It was decided that Housing Foundation should explore all options including winding up of the JV company i.e. M/s EHFPRO (Pvt.) Ltd. It was further agreed that possibility should also be explored to have Joint Venture with other firms/companies, if outstanding issues with M/S Progressive could not be resolved amicably.

Agenda Item No – 8:

TRIAL BORING FOR INSTALLATION OF TUBE WELL IN SECTOR G-13 AND G-14, ISLAMABAD

28. Director General, Housing Foundation briefed the Executive Committee that acute shortage of water is adversely affecting the important projects of the Foundation in G-13 & G-14 besides incurring a heavy expenditure on tanker service to meet water requirements of the residents of the area. The Consultant of FGEHF gave a detailed briefing on progress on trial bore for installation of tube well in Sector G-13. It was informed that the evaluation of bids was complete and the successful contractor had quoted 55% above the estimated cost prepared as per C&W Punjab schedule of rates. Subsequently, the contractor M/s Rizwan Associates had furnished an undertaking to execute works at 30% above the estimated rates as per C&W Punjab schedule of rates and therefore now the rates quoted were found on lower side in comparison to PWD and prevailing market rates.

29. The Executive Committee expressed its concern as to whether the contractor would be able to carry out the work at rates lower than PWD and prevailing market rates. It was observed that before award of contract, it may be appropriate to first examine the viability of the quoted rates viz-a-viz the work to be done. The Executive Committee constituted the following sub-committee to examine and submit recommendations to Chief Executive, for a decision to be taken on the matter:

i. CFAO, Ministry of Housing & Works
ii. JEA, Ministry of Housing & Works
iii. Director (Technical), FGEHF

Decision:

The sub-committee shall submit its recommendations to Chief Executive, HF. If the quoted rates are found viable and recommended by the sub-committee, the work for trial bore for installation of tube well at G-13 shall be awarded to M/s Rizwan Associates.

Agenda Item No – 9:

INFRASTRUCTURE DEVELOPMENT WORKS OF G-14/2 AND G-14/3 – POOR PERFORMANCE BY THE CONTRACTOR M/S NATION CONSTRUCTION LIMITED (NCL)

30. Director General, FGEHF briefed in detail about the issues related to project with M/s National Construction Limited (NCL) for infrastructure development works of G-14/2 & 3. It was informed that inordinate delay in execution of the project had caused considerable anxiety amongst the allottees who would frequently visit the FGEHF office with the request that a time frame should be announced.

31. DG further informed that infrastructure development work in sector G-14/2 and G-14/3 was allotted to M/s National Construction Limited on 24-08-2012 for an amount of Rs.1,499,439,872 with a time limit of 24 month. Mobilization Advance was given to M/s NCL to the tune of Rs.105 million. The contractor since receipt of mobilization advance two years earlier, reportedly kept the money in fixed deposit instead of spending the money on the project and was reportedly earning substantial interest on the mobilization advance. It was further informed that M/s NCL had sublet the works to M/s Abdul Sattar & Co, under Clause 4.1 of the Contract agreement between Housing Foundation and M/s NCL. However, since the start of the project, the progress of work had remained very slow. On account thereof, number of notices were issued by the Consultant as well as by the client for expediting the pace of work. Work schedules were revised accordingly but the required progress could not be achieved due to poor performance of the sub-contractor and lack of interest by M/s NCL. DG further informed that original time period has since expired on 06-09-2014. Recently, due to poor performance by the sub-contractor, approval under clause 4.1 has been withdrawn by Housing Foundation in November-2014 and M/s NCL has been directed to carry out the work at their own. However, M/s NCL has not been able to make substantive headway and the Consultant M/s ACE has rather recommended following actions against M/s NCL.

i. Recovery of total mobilization advance of Rs.105,710,510/-
ii. Imposition of LD against Clause 47.1.

32. It was further informed that FGE Housing Foundation has also withheld payment of consultant i.e. M/s ACE, because of their failure to exercise vigilance in previous IPCs i.e. IPC 1 & 2, accounting for overpayment without work at site.

33. In order to amicable resolve the aforementioned issues, a meeting was convened in the committee room of Housing Foundation on 29-12-2014 which was attended by MD NCL, representatives of M/s ACE and representatives of M/s ASCO. After careful deliberations, it was decided that in the best interest of the project it shall be advisable to reinstate the approval of sub-contractor M/s ASCO under Clause 4.1 of Contract Agreement between Housing Foundation and M/s NCL. Moreover, in view of apparently legitimate concern raised by M/s ASCO regarding double taxation in case of subcontracting option under Clause 4.1, the option of assignment to M/s ASCO under Clause 3.1 of Contract Agreement between Housing Foundation and M/s NCL may also be kept open, subject to satisfactory performance against the available area as per Work Plan provided by M/s ACE in consultation with M/s NCL and M/s ASCO.

34. DG apprised the Executive Committee that after careful deliberations, the Housing Foundation has come to following conclusion that it should explore the option of amicable settlement with M/s NCL, M/s ACE and M/s ASCO, subject to following parameters:

a. Extension in time limit up to 1 year, may be granted to M/s NCL in the Contract Agreement between M/s NCL and Housing Foundation, with effect from date of expiry of Contract period i.e. 6th September 2014.
b. Approval to reinstate sub-contractor M/s ASCO under Clause 4.1 of Contract Agreement between Housing Foundation and M/s NCL, may kindly be granted.
c. In case the concern raised by M/s ASCO regarding double taxation in case of subcontracting option under Clause 4.1 remains unresolved, the option of assignment to M/s ASCO under Clause 3.1 of Contract Agreement between Housing Foundation and M/s NCL may be allowed, subject to satisfactory performance against

the available area as per Work Plan provided by M/s ACE in consultation with M/s NCL and M/s ASCO.

Decision:

The Executive Committee unanimously accorded approval for:

a. ***Extension in time limit up to 1 year, to M/s NCL in the Contract Agreement between M/s NCL and Housing Foundation, with effect from date of expiry of Contract period i.e. 6th September 2014. There shall be no escalation/variation in cost during the extended period of the contract as per clause 70.1 of the Contract Agreement***

b. ***In the event of any slippage on the part of contractor in agreed timeline for execution of works, Contractor shall bear the expenses of Consultant for the said period.***

c. ***Sub-contractor M/s ASCO should be reinstated under Clause 4.1 of Contract Agreement between Housing Foundation and M/s NCL.***

d. ***Bank Guarantee should be secured from M/S NCL against the mobilization advance extended by FGEHF. Mobilization advance extended to M/S NCL shall be adjusted in the next payments.***

Agenda Item No – 10:

G-14 SURCHARGE AND AWARD OF BUPs

35. Director General, Housing Foundation briefed the Executive Committee about the agenda item. The representatives of the allottees were also allowed to appear before the Executive Committee to present their view point. The representatives of the allottees submitted that the execution of the project had been

delayed by the FGEHF and not by the fault of the allottees. Therefore, demand of surcharge by FGEHF required to be rationalized.

36. The Director General, Housing Foundation suggested to constitute the following committee to examine and put up proposals to rationalize the issue of surcharge:

I.	Director (Finance)	-	Convener
II.	Director (Technical)	-	Member
III.	Director (Estate)	-	Member

Decision:

The Executive Committee accorded approval of the above committee with CFAO, Ministry of Housing & Works as its Convener. The Committee was advised to call and hear allottees and submit recommendations before the CEO, for decision.

Agenda Item No – 11:

SECTOR – 30, KDA SCHEME 33, KARACHI

37. The Director General, FGEHF briefed in detail about the demand of Government of Sindh to pay a differential amount of Rs. 64 million for provision of alternate plot/land in lieu of plot measuring 61 acres situated in Sector 30, KDA Scheme 33 on account of massive encroachment in the form of Abdullah Shah Ghazi Goth at the spot. In January, 2001 through a Gazzette Notification, Governor of Sindh cancelled all the allotments, conservations and exchanges in KDA Scheme-33 including the land allotted to FGEHF. Subsequent to Gazette notification by the Governor of Sindh, the matter was taken-up with the Sindh Government. It was informed that the Land Committee constituted by Sindh Government, in a meeting on 07-11-2007 decided that the matter may be processed for regularization subject to payment of differential amount.

38. It was pointed out by the JS Ministry of Housing that certain exemptions had been allowed by Sindh Govt. in respect of aforementioned. He produced a letter dated 21-11-03 issued by Board of Revenue which was found relevant as certain allotments were exempted from the afore stated cancellation. It was observed that Foundation should explore as to whether the allotment to FGEHF in KDA Scheme-33 falls under the exemption category or otherwise.

Decision:

The Executive Committee approved that Foundation should explore whether the allotment to FGEHF in KDA Scheme-33 falls under the exemption category or otherwise. After confirmation, the case may be referred back to the Executive Committee.

Agenda Item No – 12(i):

ADOPTION OF THE PAK. PWD SCHEDULE RATES AND PWD CODE MUTATIS MUTANDIS

39. The Director General, Housing Foundation briefed the Executive Committee about the difficulties being faced by the Foundation in absence of uniform schedule of rates and code. The Director General proposed that:

i) To keep uniformity in the rates for all the projects, the Pak. PWD schedule of rates may be adopted in the execution of different projects of the FGE Housing Foundation

ii) Further, a committee may be constituted to examine the PWD code and adapt the same with necessary amendments, according the requirements of FGEHF. It was proposed that the committee may consist of the following members inter alia:

1. Director Technical (Convener)
2. Consultant FGEHF (Member)
3. Director Finance (Member)
4. Deputy Director (Technical)

Decision:

Executive Committee agreed to the proposals with the directions that to make necessary amendments in PWD Code, as per requirements of Housing Foundation.

Agenda Item No – 12(ii):

AWARD OF WORKS WITHOUT APPROVED PC-I

40. Director General, Housing Foundation apprised the Executive Committee that the DAC of Ministry of Housing & Works had directed to prepare the PC-I of 13 projects, executed without PC-I, in Sector G-11 and get them approved from the competent forum, in order to settle a draft para of Special Audit Report 2012. The Executive Committee inquired as to whether the PC-I was to be approved by the Planning Commission of Pakistan or the Executive Committee. The Executive Committee was informed that earlier a PC-1 of Sector G-13 was submitted to Planning Commission on 28.11.2002. The CDWP recommended the project to ECNEC who rendered a considered advice in its meeting held on 11.8.2003 that since the project did not had Government funding, it did not require approval of ECNEC. In view of the observations of ECNEC, the Executive Committee is the suitable forum for approval of PC-1 in respect of projects of Housing Foundation which has all the powers to approve the projects.

41. It was observed by the Executive Committee that as the PC-I was not circulated with the agenda, therefore there is a need to get the same examined by a sub committee comprising following:

i. CFAO, Ministry of Housing & Works
ii. JEA, Ministry of Housing & Works
iii. Director Technical FGEHF
iv. Consultant FGEHF

Decision:

The Executive Committee decided to constitute the above Sub-Committee to examine the PC-I and submit its recommendations before Chief Executive for approval.

Agenda Item No – 13(I& II):

ANTICIPATED INCREASE IN WORKLOAD AND CREATION OF POST(S)/POSITIONS IN HOUSING FOUNDATION

42. The Director General, FGEHF apprised the Executive Committee about the forthcoming future initiatives to be launched by the Housing Foundation visualizing anticipated increase in workload. It was apprised that in this scenario, Technical Wing, Estate Wing and PD Wing of Foundation would require to be strengthened. In order to ensure fast and quick disposal of official business and better execution of above mentioned projects, need of additional posts on both on regular as well contract basis had arisen. It was also emphasized that in view of anticipated increase in workload, services of some officers may have already been requisitioned over and above the working strength.

43. The Executive Committee noted that a HR committee was constituted by the Committee in its 131st meeting for rightsizing/rationalization of HR component of FGEHF. The Executive Committee felt the need to further strengthen the HR committee by inclusion of experts on establishment/service and finance matters. The Executive Committee added two members to the earlier constituted HR Committee as follows, with the advice to furnish its recommendations before the Chief Executive, within shortest possible time.

i. CFAO, Ministry of Housing & Works - Member
ii. Director (Coord), FGEHF - Member

Decision:

The Executive Committee approved two additional members to the earlier constituted HR Committee with the advice that the case for creation of additional posts should be referred to HR Committee which should furnish its recommendations before the Chief Executive, within shortest possible time.

Agenda Item No – 13(iii):

CREATION OF 40 POSTS/ POSITIONS OF SECURITY GUARDS ON CONTRACT BASIS

44. Director General, Housing Foundation apprised the Executive Committee that a huge quantity of construction materials is placed at different sites for the development work. It was informed that at present, services of 14 Security Guards have been engaged for security of Housing Foundation building while services of 22 Security Guards have been hired for various projects at G-11, G-13 and G-14 sites. In this regard, 02 Security companies have been engaged and Rs.383,450/pm are being spent by Housing Foundation for security. Further, Housing Foundation has also to recover/clear the project land/ site from illegal encroachment and in this regard, a special Anti-encroachment cell has been established in the Technical Wing of the Foundation.

45. In order to ensure foolproof security, it was proposed that 40 posts/ positions of Security Guards may be created in Housing Foundation on contract basis and service of private security guards would be discontinued afterwards.

Decision:

The Executive Committee agreed with the proposal subject to the condition to create only such number of posts which shall entail a financial expenditure equivalent that the expenditure being incurred on hiring of private security guards.

Agenda Item No – 13(iv):

APPOINTMENT OF OFFICERS AS PER SERVICE RULES, 2008

46. Director General, FGEHF apprised the Executive Committee that specific qualifications and experience have been prescribed in the Service Rules 2008, in respect of every position including the Director General, Director, Assistant Director and so on.

47. Further that the qualification and experience of many officers do not commensurate with the job description/profile against the said posts. The anomaly has been pointed out by audit in special audit report in the year 2012 and the matter was taken up in the 131st Executive Committee Meeting, whereupon an HR committee under JS (Housing) was constituted with the mandate to examine the matter and put up recommendations before the Executive Committee Meeting.

48. The Executive Committee observed that Service Rules, 2008 of the FGEHF also needed revision being sketchy and not meeting the requirements of the Foundation in service matters.

Decision:

The Executive Committee decided that:

i) Newly constituted HR Committee should examine Service Rules, 2008 of FGEHF and recommend revised draft of the Rules in order to meet the contemporary requirements.

ii) Submit recommendations on rightsizing/rationalization as directed in 131st meeting.

Agenda Item No – 13(v):

UP-GRADATION OF POSTS OF ACCOUNTS OFFICER FROM BS-17 TO BS- 18 AND ACCOUNTANTS FROM BS -16 TO BS-17

49. The Director General, Housing Foundation briefed the Executive Committee that In the light of Office Memorandum of Finance Division (Regulation wing) letter No. 9(9)Rege-I/2008 dated: 24-08-2011, all departments working under the control of different ministries, have up-graded the posts of Accounts Officer (BS-17) and Assistant Accounts Officer/Accountants (BS-16). The Posts of Accounts Officer and Accountants existing in Housing Foundation were also up-graded by the Foundation in June-2012 in pursuance of Finance Division's (Regulation Wing) Office Memorandum. After sometime these office Orders of up-gradation were withdrawn as approval of executive Committee was required.

50. The Director General, Housing Foundation briefed the Executive Committee that In the light of Office Memorandum of Finance Division (Regulation wing) letter No. 1(89)R-I/2012-1266 dated: 24-01-2013, posts of IT cadre have been upgraded in Central Directorate of National Savings. It was further informed that the Posts of IT Cadre existing in Housing Foundation were also up-graded by the Foundation in June-2013 in pursuance of Finance Division's (Regulation Wing) Office Memorandum. After sometime these office Orders of up-gradation were withdrawn as approval of Executive Committee was required.

51. DG briefed that the incumbents (i.e. Accounts Officer, Accountants, Assistant Manager IT, Computer Operator and Data Entry Operators) have requested again to re-examine the case of their up-gradation. It was also informed that Housing Foundation have already up-graded others posts which were below BS-17 in the light of Office Memorandum of Finance Division (Regulation Wing).

52. The Executive Committee observed that the FGE Housing Foundation, established under Companies Ordinance, 1984 is a company limited by guarantee. Under Memorandum and Articles of Association, the Executive Committee shall exercise all powers conferred on it by law. Further, in all matters not provided in

Service Rules, 2008, the employees shall be governed by the decision of the Executive Committee.

Decision:

Executive Committee decided to refer the case to HR Committee with the direction to examine and come up with recommendations keeping in view the course of action adopted in the other similar organizations/companies.

Agenda Item No – 13(vi):

APPOINTMENT OF CONSULTANT FOR CORRESPONDENCE WITH SECURITY EXCHANGE COMMISSION OF PAKISTAN (SECP)

53. Director General, FGEHF briefed the Executive Committee that the Foundation was established in 1989 under Section 32 of the Companies Ordinance, 1984 (XLVII of 1984) and is Company limited by guarantee. The Foundation has to conform to SECP regulations in discharge of its functions and its operations e.g. constitution of the Board, annual accounts audit, filing the returns of "Foundation" from time to time etc. Currently Admin (CS) section of Housing Foundation is collaborating with SECP which is not well versed in SECP regulations. The Housing Foundation is in need of experienced consultant for ensuring that the Foundation is compliant to SECP regulations in true letter and spirt in order to avoid any legal complication.

Decision:

i) ***The Executive Committee agreed to the proposal of creation of one senior level consultancy position for SECP, at market salary, subject to all codal/legal formalities.***

ii) ***It was decided that the Housing Foundation may firm up specific proposal including the TORs, for creation of Consultancy post,***

through HR committee, and recommendations be placed in the next meeting of Executive Committee.

Agenda Item No – 14:

ALLOTMENT IN D-12 – CASE OF MR. ZUBAIR

54. Director General, FGEHF apprised the Executive Committee that the Committee, in its 131st meeting, was briefed about the allotment of plot no 522, Sector D-12/1, to Mr. Ijaz Ahmed Tareen, from the Prime Minister's Special Allocation. The said plot was ought to be cancelled on account of concealment of facts regarding multiple allotments. It was also apprised that one Muhammad Zubair had also applied for allotment of the same plot, under serving quota, in respect of Phase II, Category VI. The committee decided that the plot no 522, Sector D 12/1, allotted to Mr. Ijaz Ahmed Tareen, be cancelled on account of concealment of facts and the plot be placed on pool of Housing Foundation.

55. Director (Law) informed that an employee of Housing Foundation Mr. Zahid Yousaf (LDC), who was issued provisional allotment letter subject to availability had filed a writ petition in court and got stay order from the court in respect of the same plot.

56. Executive Committee examined the case of Mr. Mohammad Zubair and observed that the he was legally entitled to allotment of aforementioned plot. It was further observed that the outcome of litigation should be awaited before allotment of plot no 522, Sector D-12/, 1in favor of Mr. Muhammad Zubair.

Decision:

The Executive Committee directed the FGEHF to get the stay order of Mr. Zahid Yousaf vacated and decided that the plot no 522, Sector

D-12/1, be allotted to Mr. Muhammad Zubair who applied for the same under serving quota, being on merit

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Agenda Item No – 15:

SCHOOL PLOT AT KDA SCHEME 33, KARACHI

57. Director General (Housing Foundation) briefed the Executive Committee that as per approved master plan for FGEHF project situated at KDA Scheme-33, Karachi an amenity School plot measuring 4167 Sq. Yds was allotted to M/s Tec (ICT solution provider). Upon failure to deposit the due installment, the allotment was cancelled by Chief Executive. However, the Executive Committee on 19-07-2012 withdrew the cancellation order and allotment was restored on the following terms and conditions:

a. The total amount outstanding shall be paid in lump sum before the plot is transferred/handed over.
b. Previous terms and conditions of allotment of plot shall remain the same.
c. The plot would only be used for education/school purpose.

58. It was informed that the bidder has requested that permission for change in school location/swap from 100' wide road to 200' wide road may kindly be given by the competent authority i.e. the Executive Committee and Master Plan may be revised by the MPGO, Sindh Govt.

59. The Executive Committee was apprised that

i. The relocation of plot is contrary to the clause-1 of the allotment. As per clause "the plot will be allotted on "As is Where is" basis and their site/location shall not be changed to any ground what so ever at any stage. The bidder shall be bound to satisfy himself about the location, ground position and surroundings of the plots and no claim at a subsequent stage shall be entertained in this regard".

ii. The price difference of 200' road and 100' road is remarkable hence a cost difference is to be ascertained before making any shift of location or otherwise a fresh bid may be called with the cancellation of present allotment.

Decision:

After detailed deliberation, the Executive Committee decided to reject the request of the bidder M/s Tec being inconsistent with the clause-1 of the Allotment and Master Plan.

Agenda Item No – 16(I):

PLACEMENT IN CATEGORY-I IN MEMBERSHIP DRIVE OF FGE HOUSING FOUNDATION

60. Director General, Housing Foundation and Director (Law) FGEHF briefed the Executive Committee that one Mr. Khushdil Khan Malik had filed a complaint in Wafaqi Mohtasib, Secretariat with the plea that he was granted antedated promotion in BS-20 w.e.f.25-10-2004 in the light of orders of Hon. Lahore High Court, Rawalpindi Bench and his name may be placed under Cat-I instead of Cat-II w.e.f. cutoff date of the scheme i.e. 29-09-2009. The Hon. Wafaqi Mohtasib had ordered that the name of Mr. Khushdil Khan Malik may be placed in Cat-I of membership drive subject to payment of difference amount of Rs.50,000/- by him to FGEHF. He had accordingly paid the said amount to FGEHF through crossed cheque. Law Wing, FGEHF has already opined in favour of the placement his name in Cat-I w.e.f. 29-08-2009 subject to payment of difference amount of Rs.50,000/-. Further, few more cases of same nature are pending with FGEHF whose promotions were granted by their departments from back date in pursuance of court orders or departmental authorities.

Decision:

The Executive Committee approved the placement of the name of Mr. Khushdil Khan Malik in Cat-I w.e.f. 29-08-2009 in order to implement the

orders of Wafaqi Mohtasib, subject to scrutiny and a cumulative decision for future precedent in cases of similar nature.

Agenda Item No – 16(ii):

REQUEST FOR SECTORAL CHANGE

61. Director General, FGEHF and Director Law (Housing Foundation) briefed the Executive Committee that one Mrs. Sajida Iqbal was allotted 500 Sq. Yds Plot No.3, Street No. 99 Sector G-14/3, Islamabad. She filed a complaint in Wafaqi Mohtasib Secretariat with the plea that in Sector G-14 no development work was started by the Housing Foundation and she may be allotted a 500 sq. yds plot in a developed sector i.e. Sector D-12 in lieu of her above referred plot or Foundation should return her money with interest.

62. The Committee was further briefed that the Honourable Supreme Court of Pakistan has already decided the case in Civil Appeal No. 67/2013 titled "Director General Housing Foundation Vs Rashid Mahmood Ansari & CDA" on 15-05-2014 that any sectoral change shall not be permissible (copy of judgment is awaited). The above said decision of the Hon. Supreme Court of Pakistan was also apprised to the Hon. Wafaqi Mohtasib. However, after detailed deliberation it was agreed between the parties that the request of Mst. Sajida Iqbal for sectoral change would be placed before the Executive Committee for consideration and decision would be conveyed to the complainant within 30 days.

Decision:

The Executive Committee decided not to accede to the request of Mst. Sajida Iqbal, being, inconsistent with the awaited judgment of Honorable Supreme Court of Pakistan.

Agenda Item No – 16(iii):

ALLOTMENT OF CATEGORY-II PLOT IN PHASE-IV HOUSING SCHEME

63. Director General, FGEHF and Director Law (Housing Foundation) apprised the Executive Committee that one Mr. Habibullah applied for allotment of Cat-II plot in Phase-IV housing scheme under 5% retired quota. As per terms and conditions of the scheme only Federal Government employees were eligible for allotment of plot under 5% retired quota. Mr. Habibullah being an employee of PTCL was not eligible for allotment of plot in the said quota. In this regard the Hon. Supreme Court has already decided same nature cases.

64. Now Mr. Habibullah filed a complaint in Wafaqi Mohtasib Secretariat with the plea that he rendered 38 years government service and retired on 15-05-1999. After detailed discussion in the Hon. Wafaqi Mohtasib the following decisions were taken:

a. Agency will place the complainant's case before Executive Committee of FGEHF in the light of W.M Findings (No. L/516/96) by him.
b. Decision of the Executive Committee will be communicated to the complainant within 60 days.

Decisions:

The Executive Committee decided not to accede to the request of Mr. Habibullah, being, inconsistent with the judgment of Honorable Supreme Court of Pakistan.

Agenda Item No – 16(iv):

CASE FOR ALLOTMENT OF PLOT OF MR. MUHAMMAD HANIF, EX-DEPUTY SECRETARY MINISTRY OF HOUSING & WORKS.

65. Director General, FGEHF and Director Law (Housing Foundation) apprised the Executive Committee that one Mr. Muhammad Hanif, Ex-Dy. Secretary, Ministry of Housing & Works has filed a complaint in honourable Wafaqi Mohtasib Secretariat for allotment of plot under professional quota reserved for the employees of Ministry of Housing & Works.

66. It was further briefed that the Executive Committee in its 109th meeting held on 10-12-2009 approved 2% quota for the employees of Ministry of Housing and Works. In the light of the said meeting a sub-committee was constituted by the Director General, HF on 03-2-2010, for allotment of plot to the employees working in the Ministry of Housing & Works as per their recommendations for entitlement as per existing / future schemes, subject to completion of codal formalities. The sub-committee in its meeting held on 09-03-2010 adopted the following criteria for recommendations of allotment in the quota for employees of Ministry of Housing & Works.

1. 10 years regular Federal Government Service as on 15-12-2009.
2. 1 ½ years continuous stay in Ministry of Housing & Works as on 15-12-2009.
3. Affidavit for non allotment of a plot by FGEHF / CDA in the past housing schemes.

Subsequently, the Ministry of Housing & Works forwarded the name of the complainant vide letter No. F. 4(4)/2005-Works (pt) dated 31-05-2010. However, the case of the complainant was not recommended for allotment against the said quota due to the reason that he was not in the Ministry at the cutoff date i.e.15-12-2009.

67. The above said factual position was apprised to the Honourable Wafaqi Mohtasib. After detailed discussion, it was advised to place the matter before the Executive Committee for consideration.

Decision:

The Executive Committee decided not to accede to the request of Mr. Muhammad Hanif, ex-Deputy Secretary H&W being not covered under the relevant policy.

Agenda Item No – 17:

RATIFICATION OF BUDGET FOR THE FY 2014-15

68. Director General, FGEHF and Director Finance (Housing Foundation) briefed the Executive Committee that the Budget Estimates for the FY 2014-15 in respect of FGE Housing Foundation prepared in the light of Business Plans of different Wings of the Foundation were placed before the Executive Committee in the 131st Meeting held on 24/06/2014. The Executive Committee entrusted the Finance Committee of Housing Foundation to examine these proposals for approval of the CEO (FGEHF)/ Secretary (H&W). The Committee examined and scrutinized all the heads of the Budget thoroughly on 28/06/2014 and a Revised Budget was submitted to the Secretary (H&W) being the CEO of the Foundation for approval as follows:

A. Details of Sources	(Amount in Rs.)
Revenues	00,326,000,000
Receipts	09,876,300,000
Total	10,202,300,000

B. Details of Expenditures	(Amount in Rs.)
Non Development	0,322,482,700
Development	09,243,800,000
Total	09,566,282,700

69. The Secretary (H&W) approved the Budget of the Foundation for the FY 2014-15 and advised to get the Budget ratified in the next Executive Committee Meeting.

70. In view of the above, the Approved Budget of FGE Housing Foundation (FY 2014-15) was placed before the Executive Committee for ratification purpose.

Decision:

The Executive Committee unanimously ratified the approved Budget of FGEHF for the FY 2014-15.

Agenda Item No – 18:

REVISION OF NOC FEES AND OTHER CHARGES

71. Director General, FGEHF briefed the Executive Committee that Housing Foundation is a self financed organization and no budgetary grant is received from Govt. of Pakistan or any other Agency. Sources of Housing Foundation comprised of **Receipts and Revenues. Receipts** include Allottee Receipts (Cost of Land, Development Charges, BUP Charges, etc.) and these receipts are being utilized for payments of cost of land and other development expenditure of the respective scheme of phase. Whereas, the **Revenues** include Transfer Fee, Processing Fee, possession fee, NOC fee and profit earned from different Investment of surplus funds and PLS Accounts maintained in Banks as per approved procedure and these amounts are used to meet all administrative Expenditure of the Housing Foundation.

72. It was informed that at present, NOC Fee @ Rs.20/Sq.yds is being charged for issuance of NOC for Sale / Transfer for plots of **Phase-I** (I-8/2,3,4 and G-11/1,2) and **Phase-II**(E-12 &D-12) and scheme of Peshawar since 1994-95. These rates have not been revised for the last many years. A large number of NOCs are

being issued without getting any fee despite the fact that the services are being provided to facilitate the applicants/ Allottees which include issuance of NOC for Mortgage, Gift Transfer, NDC, NEC etc. Furthermore, an amount of Rs.300/- only is being charged on a/c of processing fee. On the other hand, in order to avoid any fraud, a process of verification/ identification of the applicants/ allottees is being followed with the help of NADRA On-Line System installed in the Admitting Section for which a reasonable amount is being paid as "Verisys charges" to NADRA on monthly basis. In fact, the liabilities of Housing Foundation has increased manifolds but resources are stagnant. As for as financial aspects, it was briefed that Housing Foundation is earning an average of Rs.5.00 million per annum at the moment and after revision of rates, it will fetch Rs.12.00 million approx. per annum which shall support the financial need of Housing Foundation. MD PHA encouraged the proposal and recommended that similar charges may also be introduced for the IT services scheduled to be launched after computerization of Estate and Technical Wings.

73. In view of the above, and in order to compete, the following revised rates were proposed for consideration of the Executive Committee:

Sr.No	Name of Documents	Existing Rates	Revised Rates
1	NOC for sale/Transfer	Rs.20/Sq Yard	Rs.40/-Sq yard
2	Gift Transfer	-	Rs.30/-Sq yard
3	NOC for Mortgage	-	Rs.30/-Sq yard
4	NOC for NDC/NEC	-	Rs.20/-Sq yard
5	Processing Fee	RS. 300/-	Rs. 2000/-
6	Legal Charges on court cases	Rs. 10,000/-	Rs. 20,000/-
7	Possession Fee	Rs.1000/-	Rs. 3000/-
8	GPA Fee	Rs.1000/-	Rs. 3000/-
9	SPA Fee	-	Rs. 2000/-

Decisions

Executive Committee unanimously approved the revised rates/fee with immediate effect with the advice to explore options for expanding the scope of proposal to IT services.

Agenda Item No – 19:

PURCHASE OF NEW VEHICLES

74. Director General, FGEHF briefed the Executive Committee that the Foundation is currently managing projects at various sites i.e. Bhara Kahu, G-13 High-rise apartments, Sector G-14 & F-14 developments. Thus, a great number of field tours are entailed by Technical and P.D. Wing regarding site visit, in making liaison/ coordination with other departments and to visit various prospective sites for Housing Schemes in major cities along motorways like, Lahore, Peshawar etc. Further, as per Government Vehicles rule, most of vehicles are condemned and not in working condition.

75. Keeping in view the prevailing transportation need, it was proposed to accord approval for purchase of one 4 x 4 Vehicle, one 1800 cc vehicle and two Suzuki Cultus Cars to address the current need.

Decision:

Executive Committee accorded approval to purchase One 4x4 Vehicle, One 1800 cc Vehicle and Two Suzuki Cultus Cars after fulfilling all the codal formalities. The Committee further directed to dispose of the condemned vehicles as per procedure.

Agenda Item No – 20:

LAND OFFERED BY CDA AT PARK ROAD, CHAK SHAHZAD AND SECTOR H-16, ISLAMABAD FOR FUTURE PROJECTS

76. Director General, Housing Foundation briefed the Executive Committee that the Chairman, CDA has apprised that CDA is launching a major project at Park Road, Zone-IV near COMSATS University, Islamabad comprising

G+9 residential and G+12 commercial towers. CDA has already offered portion of this land to EOBI, PHA and FGEHF @ Rs.125,000/- per square yard. Further CDA has also offered 1000 Kanals of land in Sector H-16 @ Rs. 2,000,000/- per Kanal.

77. Director General, FGEHF proposed to accord approval in principle to start negotiation with CDA for purchase of land in Park Road and Sector H-16, Islamabad for launching of housing schemes for FG Employees or other specified groups.

Decision:

The Executive Committee approved the proposal in principle to start negotiation with CDA for purchase of land at Park Road and in Sector H-16.

SUGGESTIONS/POLICY RECOMMENDATIONS:

78. In addition to above agenda items following suggestions floated by the Executive Committee Members were also discussed.

Point No.1

RECOMMENDATION FOR AMENDMENT IN MEMORANDUM AND ARTICLE OF ASSOCIATION OF FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION

79. Director General, National Housing Authority (NHA)/Member Executive Committee Mr. Muhammad Irfan pointed out that during the 103rd & 108th .meeting of the Executive Committee, it was decided that those Government Officers who are Members of the Board/Executive Committee of FGEHF become eligible for allotment of plots according to their entitlement. However, relevant clause of Memorandum and Article of Association provides that the members of

Executive Committee shall not be entitled to any monetary benefit. In continuation thereof, plots allotted to members of Executive Committee were cancelled causing a considerable amount of consternation amongst the erstwhile members.

80. DG, NHA proposed that appropriate amendment in the relevant Article to the extent that the Members of the Executive Committee will not get any monetary benefit from the FGEHF but will continue to remain eligible for allotment of one plot of their entitlement on priority basis, subject to completion of a stipulated tenure as member of Executive Committee.

81. After a detailed deliberation, the Executive Committee constituted the following committee to examine the legal/technical aspects of the proposal and submit recommendations:

i.	DG, National Housing Authority	-	Chairman
ii.	Director Law, FGEHF	-	Member

Decision:

The Executive Committee approved the constitution of the above Committee to examine the proposal of allotment of an entitled plot and submit recommendations before the next meeting of the Executive Committee.

Point No.2

CONSTITUTION OF A COMMITTEE TO PRE-QUALIFY THE CONTRACTOR OF MINISTRY OF HOUSING & WORKS AND ITS ORGANIZATIONS

82. Managing Director, Pakistan Housing Authority Foundation (PHAF)/Member Executive Committee Mr. Shahrukh Nusrat pointed out during the meeting of the Executive Committee it has been noted that some contractors who

have defaulted against an organization of the Ministry of Housing & Works obtain contract from the other organization under the same Ministry and again default. These organizations individually fight the cases against those contactors, resultantly, the work on many projects has been delayed/stopped. MD, PHAF proposed that the possibility may be explored to develop a mechanism to prequalify the contractors jointly at the Ministry level so that the contractor who defaults against one organization may not be able to get contract from the other sister organization.

83. The Executive Committee observed that the organizations before awarding the contracts may seek consultancy from the other govt. organizations like PECO, NESPAK etc. who have expertise in contract management. The Executive Committee further constituted the following committee to examine and explore a workable proposal to cater to the above issue:

i.	MD, Pakistan Housing Authority Foundation	-	Convener
ii.	DG, National Housing Authority	-	Member
iii.	DG, Pakistan Public Works Department	-	Member
iv.	Director Technical, FGEHF	-	Member

Decision:

The Executive Committee approved the constitution of the above Committee to examine the proposal of centralized prequalification of contractors and submit recommendations before the next meeting of the Executive Committee.

Point No.3

HOLDING OF MEETING OF EXECUTIVE COMMITTEE OF FGEHF AT LEAST ON QUARTERLY BASIS

84. Additional Secretary, Interior Division/Member Executive Committee pointed out that this meeting of the Executive Committee of FGEHF has been held

after about 7 months. It was emphasized that there is a need/requirement to hold the meeting on regular intervals on quarterly basis enabling the Foundation to be able to seek guidance of the Forum.

Decision:

The Executive Committee unanimously approved the proposal and directed to convene at least one meeting in a quarter.

85. The meeting ended with a vote of thanks.



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